029.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,900 /	811,900
					USE VALUE:	811,900 /	811,900
					ASSESSED:	811,900 /	811,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOSTER-BATES REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	59 UNION SQUARE
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	ADA PROPERTIES INC. -
Owner 2:	M/T THE NILES COMPANY -
Street 1:	268 SUMMER STREET
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02210

NARRATIVE DESCRIPTION

This parcel contains 4,880 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1941, having primarily Vinyl Exterior and 1626 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4880.000	353,700	5,100	453,100	811,900
Total Card	0.112	353,700	5,100	453,100	811,900
Total Parcel	0.112	353,700	5,100	453,100	811,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.32 | /Parcel: 499.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
20300			08/19/17

!2448!

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,700	5100	4,880.	453,100	811,900	811,900	Year End Roll	12/18/2019
2019	101	FV	299,500	5100	4,880.	481,400	786,000	786,000	Year End Roll	1/3/2019
2018	101	FV	299,500	5100	4,880.	351,200	655,800	655,800	Year End Roll	12/20/2017
2017	101	FV	281,000	5100	4,880.	305,900	592,000	592,000	Year End Roll	1/3/2017
2016	101	FV	281,000	5100	4,880.	260,500	546,600	546,600	Year End	1/4/2016
2015	101	FV	251,200	5100	4,880.	254,900	511,200	511,200	Year End Roll	12/11/2014
2014	101	FV	251,200	5100	4,880.	209,600	465,900	465,900	Year End Roll	12/16/2013
2013	101	FV	251,200	5100	4,880.	199,400	455,700	455,700		12/13/2012

PRINT

Date	Time
12/10/20	17:51:16

LAST REV

Date	Time
09/06/17	14:33:51
apro	
2448	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADA PROPERTIES	1369-99		6/10/2009	Intra-Corp	1,560,000	No	No		
GENERATION PROP	1218-114		3/2/2000	Intra-Corp	220,000	No	No		
ROGERS GERTRUDE	1187-63		5/11/1998		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2004	899	New Wind	9,300					30 VINYL REPL WNDW

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/17/2009	Measured	372	PATRIOT
3/20/2000	Inspected	263	PATRIOT
2/17/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	20300
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4880		Sq. Ft.	Site		0	80.	1.16	1									453,122						453,100	

Total AC/HA: 0.11203 | Total SF/SM: 4880 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 453,122 | Spl Credit | Total: 453,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00289965
Adj $ / SQ:	169.239
Other Features:	97500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434531
Depreciation:	80823
Depreciated Total:	353708

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 2		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

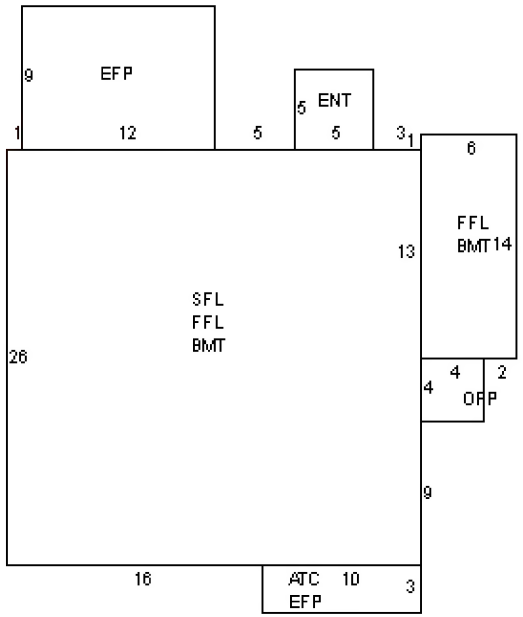
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	186.16
Special Features:	0	Val/Su Net:	148.24
Final Total:	353700	Val/Su SzAd	244.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	760	59.020	44,857
FFL	First Floor	760	169.240	128,622
SFL	Second Floor	676	169.240	114,406
EFP	Enclos Porch	138	47.090	6,498
ENT	ENTRY	25	26.480	662
OFP	Open Porch	16	44.130	706
ATC	Attic	11	169.240	1,777
	Net Sketched Area:	2,386	Total:	297,528
Size Ad	1446.5	Gross Are	2405	FinArea 1626

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1941	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100